

# Lot 9, Bankside, Salamander Quay, Harefield, Uxbridge, UB9 6NZ

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Substantial Freehold Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Freehold Office Investment

- Substantial modern office building of approx. 1,400.88 sq m (15,079 sq ft)
- Let to Federal Republic of Germany Office Of Defence Administration UK and Alcatel IP Networks Limited
- Includes parking for approx. 45 cars
- Site area of 0.31 Ha (0.75 Acres)
- Future alternative uses (subject to consents)
- Well established office location
- Excellent road connectivity to M25 and M40

**Lot**  
9

**Auction**  
16th July 2026

**Rent**  
£261,505 per Annum Exclusive

**Status**  
Available

**Sector**  
Office

**Auction Venue**  
Live Streamed Auction

On Behalf of a Major Fund

### Location

**Miles** 0.9 miles north-west of Harefield Village, 17 miles north-east of Central London

**Roads** A412, A40, M25 (Junction 17), M4, M40 (Junction 1)

**Rail** Denham Railway Station (24mins to London Marylebone), Rickmansworth Railway Station

**Air** London Heathrow Airport

### Situation

The property is located in an attractive London commuter town, well connected to the M25 (J17) and M40 (J1). The property is situated within an established office park location and also benefits from residential surrounding areas. Denham Railway Station (24mins to London Marylebone) and Rickmansworth Railway Station (Metropolitan Line) are within close proximity as is the Grand Union Canal.

### Tenure

Freehold.

### EPC

Band C.

### Description

The property comprises a modern office building of approximately 1,400.88 sq m (15,079 sq ft) arranged over ground, first and second floors. The property also benefits from approximately 45 demised car parking spaces including an additional non-contiguous parking area. The entire site may be suitable for alternative uses subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Office	627.93	(6,759)	ALCATEL IP NETWORKS LIMITED	20 years from 18/10/2013 (1)	£136,000	18/10/2028
First/Second	Office	772.95	(8,320)	FEDERAL REPUBLIC OF GERMANY OFFICE OF DEFENCE ADMINISTRATION UK	20 years from 01/09/2012 (2)	£125,505	01/09/2027
<b>Total</b>		<b>1,400.88</b>	<b>(15,079)</b>			<b>£261,505</b>	

N.B. The floor areas stated above have been provided by the vendor.

(1) The lease provides for a Tenant option to determine on 17/10/2028 subject to 9 months written notice.

(2) The lease provides for a Tenant option to determine on 31/08/2027 subject to 6 months written notice.

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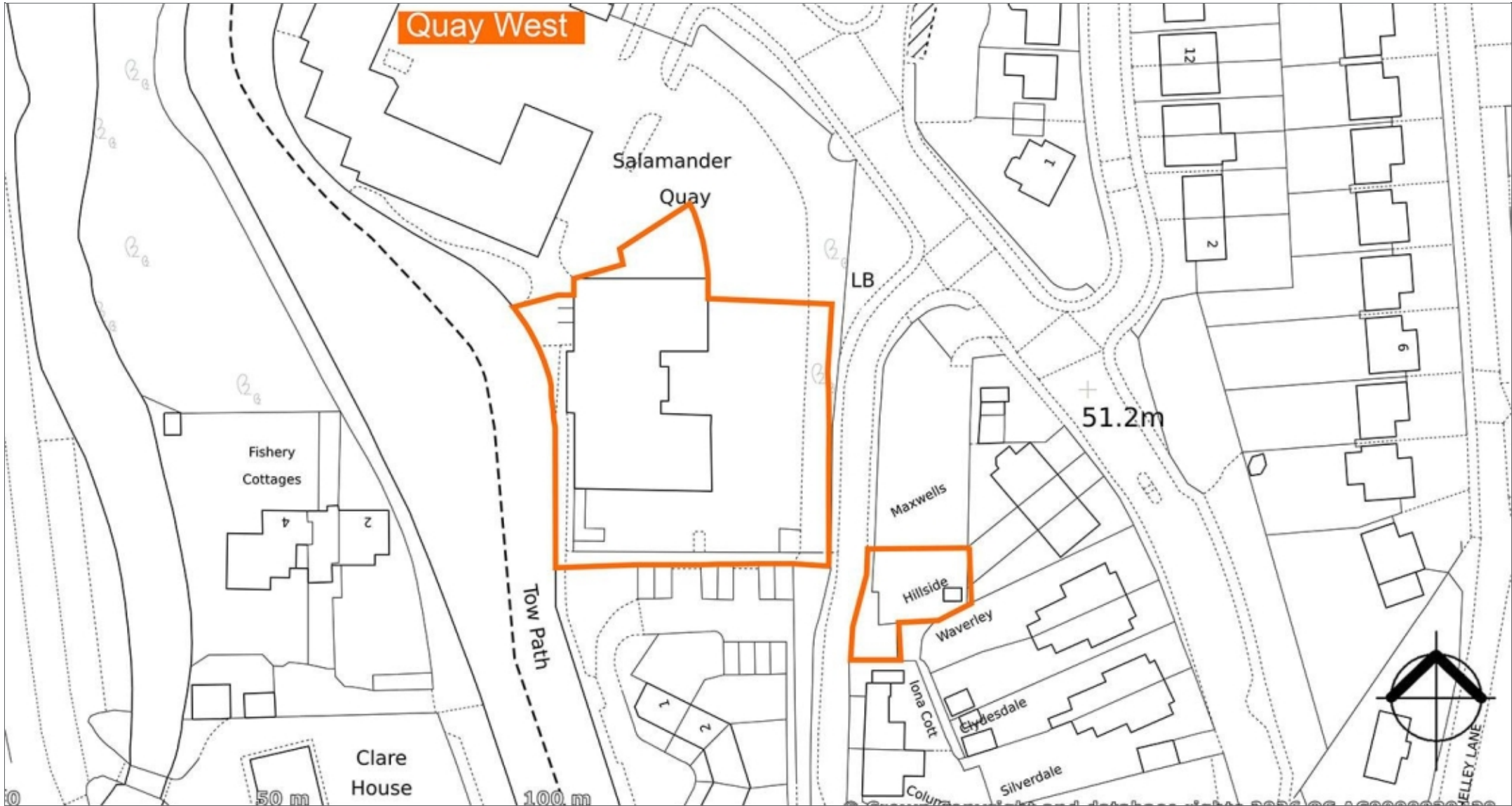
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## Contacts

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